

**TOWN OF WAWAYANDA PLANNING BOARD  
JUNE 22, 2016 / 7:30 P.M.**

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Members Present:           **Barbara Parsons, Chairperson**  
Ben Dombal  
James Driscoll  
Daniel Long  
John Neiger  
Richard Onorati II  
Kenneth Kyle

Consultants Present:  
David Bavoso, Attorney  
Patrick Hines, MHE Principal

Recording Secretary:  
Patricia Battiato

The June 22, 2016 Town of Wawayanda Planning Board meeting was called to order at 7:30 P.M. by Chairperson Barbara Parsons.

**I.       INFORMAL**

**Brothers Hometown Deli / SBL# 11-1-30.2 / TC-Town Commercial Zone / Site Plan for a U-Haul Business**

A representative of the store appeared before the Planning Board and explained that he had received a violation from the Building Department with regards to the U-Haul trucks being parked there. He also asked about having four tables and about ten chairs in the store.

MHE engineering comments discussed as follows:

1. A Site Plan in conformance with Town of Wawayanda site plan check list must be provided.
2. Information pertaining to number of vehicles stored, size of vehicles stored, and amount of parking on the site for existing uses, screening of vehicles must be provided; further review of this application will be undertaken once a site plan in compliance with Town regulations is submitted for review. Any amended site plan on the site must be submitted to the NYSDOT and Orange County Planning due to proximity of the site to the state highway,

Patrick Hines, MHE explained that the u-hauls are an additional use and that they would need a site plan designed by a design professional. There is an existing deli use, and the car repair service is gone. Now the applicant tonight wants to add eating and drinking on site and that changes the use from deli to eatery. A calculation of parking for all the existing and proposed uses needs to be calculated out and parking spaces need to be shown on the plan. That includes total number of U-Haul on site; right now you are parking on dirt. Landscaping / screening would be needed and this would have to go to Orange County Planning Department and NYSDOT for review.

## II. REGULAR BUSINESS

### **Incredible Eatables / SBL# 1-1-3.223 / Dolsontown Road / MC-1 Mixed Commercial Zone / Site Plan**

Steve De Winter approached the board and went over the comments from MHE as follows:

1. The parking calculations require 17 parking spaces. The Applicant is requesting that 4 spaces be land banked until such time as the code enforcement officer/Town Engineer require them to be constructed. A note had been added to the plans regarding this. This office taken no exception to the land banking of the parking spaces as long as concurrence from David Bavoso regarding the note.
2. Comments from the Town landscape architect consultant should be received.
3. The existing well is located in close proximity to the existing subsurface sanitary sewer disposal system and will be abandoned. A new well will be installed on the site. Existing well is labeled to be abandoned, which is per AWWA standards. A certification from design engineer of the abandonment of the well should be submitted to the code enforcement officer upon completion.
4. A detail of the construction for the future reserve parking should be added to the plans to eliminate any discrepancies in the future should they be required.

A brief discussion on the four spaces took place with regards to not having to take down the three very large pine trees. The note is already on the plan and Mr. De Winter was asking if that was OK with the board. The board was OK with that.

Discussed waiving the Public Hearing requirement and the following motion was made.

**Motion by John Neiger, seconded by Ben Dombal to waive the Public Hearing as set forth in Article 7 of the Towns Zoning Law on the basis that there are not going to be any changes to the site plan, any significant impacts to the site and that the board does not anticipate any public controversy.**

**All voting members voted yes**

**Motion / Carried**

Patrick Hines explained that this is a Type II Action under SEQR and therefore no SEQR review is required.

This has to be submitted to OC Planning. Place the applicant on the July 27, 2016 meeting agenda. Hopefully we receive something from OC Planning by then.

**Forni-Green / SBL 14-1-6.231 & 19-1-11 / Lot Line Change / Public Hearing Set for July 13, 2016.**

The secretary explained that the only outstanding issue she had was that the SBL# was incorrect on the map, as she had corrected all the paperwork, prior to sending to Orange County Planning. The applicant has been informed of this issue. Per Patrick Hines, this could be a condition of approval to make the correction of the SBL number on the map.

**III. OTHER BUSINESS**

**Cooper / Extension Request / Rte. 6**

Discussion on the number of extensions and which parcel had the approved site plan on it. This is being tabled until next meeting for further discussion after research from the attorney.

**Approval of Minutes / June 8, 2016**

**Motion by Kenneth Kyle, seconded by John Neiger to approve the minutes from June 8, 2016 as submitted.**

**All voting member voted yes**

**Motion Carried**

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The June 22, 2016 Town of Wawayanda Planning Board meeting was adjourned at 7:58 by Chairperson Barbara Parsons

Respectfully Submitted,

Patricia Battiato  
Secretary to Planning